139.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	937,700 / 937,700
					USE VALUE:	937,700 / 937,700
					ASSESSED:	937,700 / 937,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEATING THOMAS A/AMY E
Owner 2:	
Owner 3:	
Street 1:	106 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BODAY GEORGE K JR--ETAL -
Owner 2:	BODAY CAROLIN H -
Street 1:	106 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,990 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Clapboard Exterior and 2594 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8990.000	317,000		620,700	937,700
Total Card	0.206	317,000		620,700	937,700
Total Parcel	0.206	317,000		620,700	937,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.49 | /Parcel: 361.4

Legal Description

User Acct 89451

GIS Ref

GIS Ref

Insp Date 11/18/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 139.0-0005-0002.0

!10766!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,000	0	8,990.	620,700	937,700	937,700	Year End Roll	12/18/2019
2019	101	FV	258,800	0	8,990.	655,200	914,000	914,000	Year End Roll	1/3/2019
2018	101	FV	258,800	0	8,990.	482,800	741,600	741,600	Year End Roll	12/20/2017
2017	101	FV	258,800	0	8,990.	462,100	720,900	720,900	Year End Roll	1/3/2017
2016	101	FV	258,800	0	8,990.	427,600	686,400	686,400	Year End	1/4/2016
2015	101	FV	243,600	0	8,990.	358,600	602,200	602,200	Year End Roll	12/11/2014
2014	101	FV	243,600	0	8,990.	350,400	594,000	594,000	Year End Roll	12/16/2013
2013	101	FV	243,600	0	8,990.	333,800	577,400	577,400		12/13/2012

PRINT

Date	Time
12/11/20	01:02:33

LAST REV

Date	Time
09/06/16	08:09:53
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10766

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BODAY GEORGE K	34043-301		11/13/2001		405,000	No	No		
	11390-22		9/7/1967			No	No		N

USER DEFINED

Prior Id # 1:	89451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2015	1434	Re-Roof	18,350		9/28/2015			Strip and re-roof.
10/23/2006	914	Addition	150,000	C				11/2 story add & i
4/9/2003	75	Renovate	8,000					ADD ONE ROOM IN BA
5/1/1992	166	Manual	8,000					REM GAR/ADD 20X14G

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
11/18/2008	Meas/Inspect	345	PATRIOT
3/5/2002	MLS	MM	Mary M
4/6/2000	Inspected	276	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
7/27/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8990		Sq. Ft.	Site		0	90.	0.77	10									620,733						620,700	

Total AC/HA: 0.20638 | Total SF/SM: 8990 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 620,733 | Spl Credit | Total: 620,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12462986
Const Adj.:	0.99989998
Adj $ / SQ:	118.074
Other Features:	117410
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430694
Depreciation:	113703
Depreciated Total:	316991

COMMENTS

OF=WETBAR SINK IN K & BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

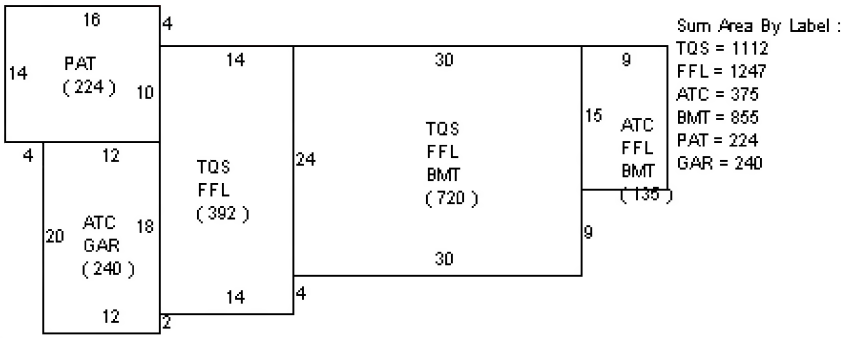
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	118.07
Special Features:	0	Val/Su Net:	89.78
Final Total:	317000	Val/Su SzAd	143.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,247	118.070	147,239
BMT	Basement	855	52.740	45,096
TQS	3/4 Story	834	118.070	98,474
GAR	Garage	240	25.410	6,099
PAT	Patio	224	3.920	879
ATC	Attic	131	118.070	15,497

Net Sketched Area: 3,531 | Total: 313,284

Size Ad 2212.25 | Gross Are 4053 | FinArea 2594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: